

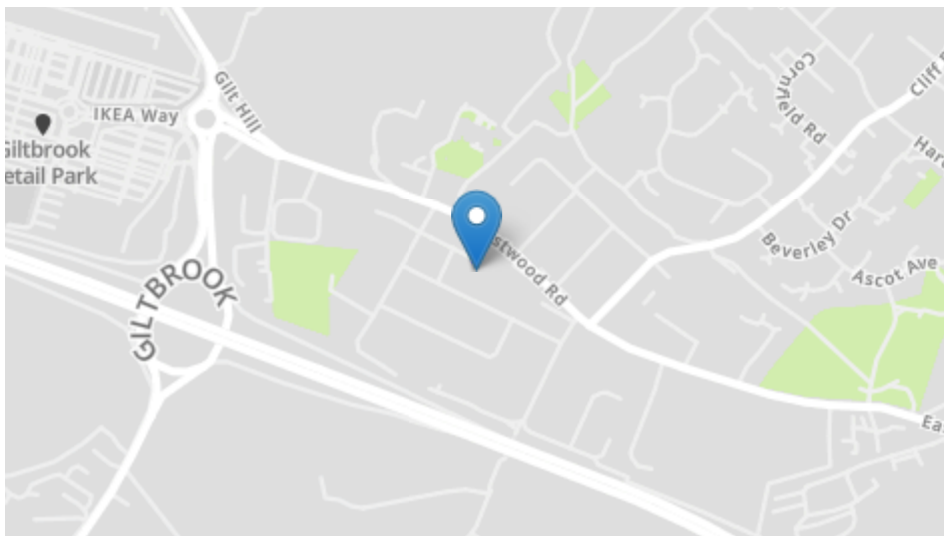
Valley Road, Kimberley, NG16 2HL

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC & Utility
- Popular Residential Location
- Short Drive To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Totally Renovated Throughout
- No Upward Chain

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28424927

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** TURN THE KEY AND MOVE INTO YOUR NEW HOME*** A fully renovated three bedroom semi-detached property located close to Kimberley town centre. With a stunning open plan kitchen, downstairs wc, stylish bathroom and generous rear garden, this property really is ready to move straight into. Briefly comprising; entrance porch, hallway, spacious lounge, dining kitchen, utility, downstairs wc. To the first floor, three bedrooms and bathroom. Outside, a private garden to the rear, and low maintenance garden to the front(a driveway could be created subject to planning.) Ideally located in close proximity to Kimberley town centre, a range of amenities are on your doorstep including shops, a supermarket and excellent schools. Nearby road links include the A610 and M1 at J26, along with the Ikea retail park. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed door to the side, uPVC double glazed windows to the side and front and door to the entrance hall.

Entrance Hall

UPVC double glazed obscured window to the side, radiator, stairs to the first floor and door to the lounge.

Lounge

4.67m x 4.47m (15' 4" x 14' 8") UPVC double glazed bay window to the front, radiator, feature media wall and door to the dining kitchen.

Dining Kitchen

4.67m x 3.41m (15' 4" x 11' 2") A range of matching wall & base units, work surfaces incorporating a composite sink & drainer unit. Integrated appliances to include: electric double oven & induction hob with extractor over and dishwasher. Radiator, storage cupboard uPVC double glazed window to the rear and open to the rear lobby. Door to the WC.

WC

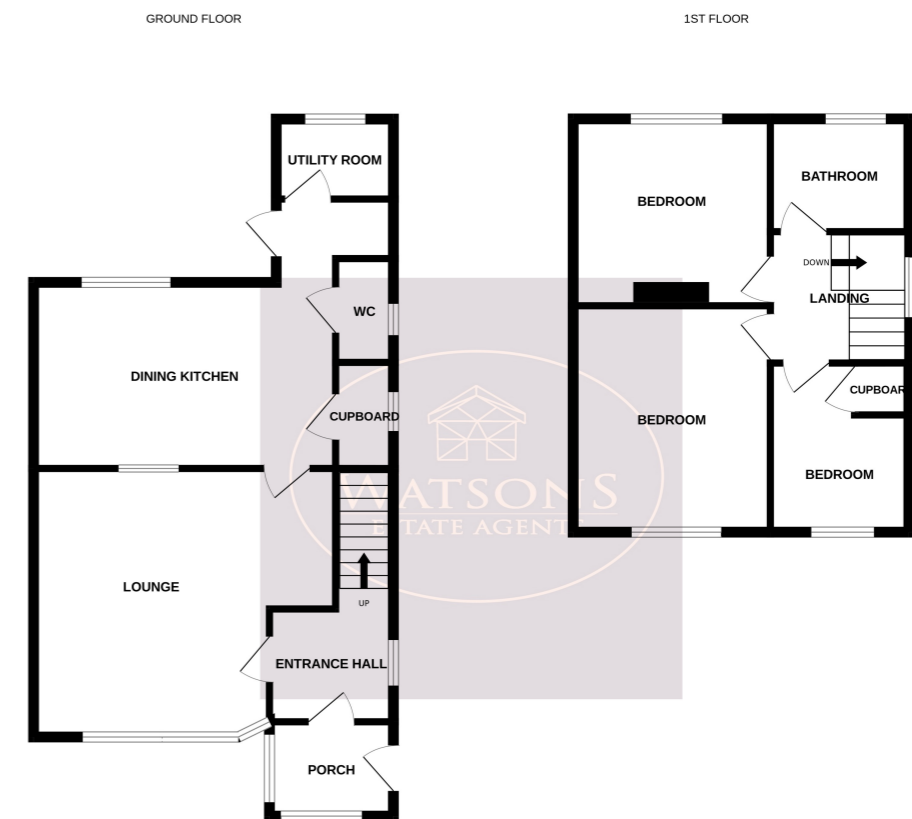
WC , pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

Rear Lobby

2.16m x 2.15m (7' 1" x 7' 1") Door to the utility room. Door to the rear garden.

Utility Room

2.01m x 1.47m (6' 7" x 4' 10") A range of matching wall & base units, plumbing for washing machine and uPVC double glazed window to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor

Landing

Obscured uPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.77m x 3.3m (12' 4" x 10' 10") UPVC double glazed window to the front and radiator.

Bedroom 2

3.32m x 3.08m (10' 11" x 10' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.85m x 2.2m (9' 4" x 7' 3") UPVC double glazed window to the front, storage cupboard land radiator.

Bathroom

3 piece shite comprising WC, pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a paved patio with gravel borders and is palisaded by original brickwork to the front. The rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn , timber built shed and is enclosed by timber fencing and hedge to the perimeter.